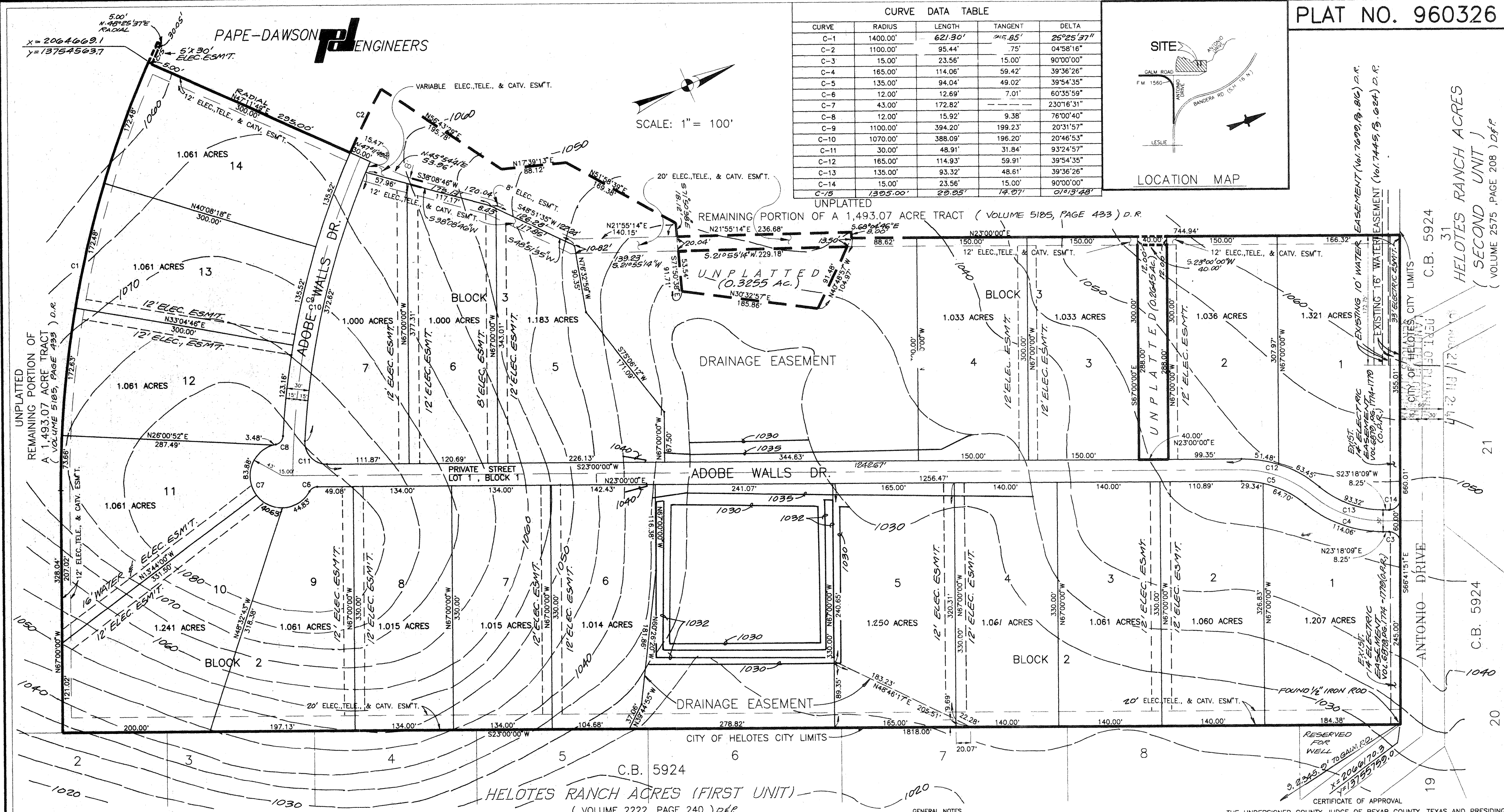
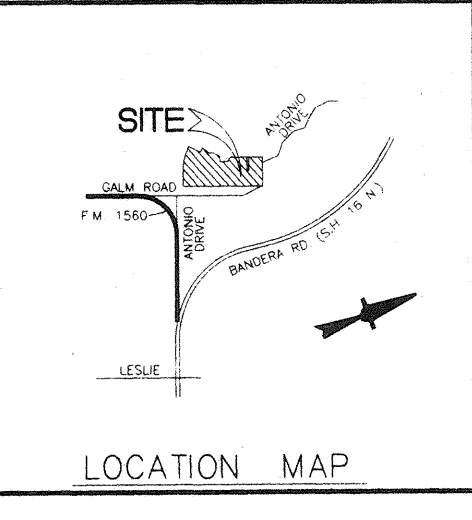


CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C-1	1400.00'	621.30'	715.85'	26°25'37"
C-2	1100.00'	95.44'	75'	04°58'16"
C-3	15.00'	23.56'	15.00'	90°00'00"
C-4	165.00'	114.06'	59.42'	39°36'26"
C-5	135.00'	94.04'	49.02'	39°54'35"
C-6	12.00'	12.69'	7.01'	60°35'59"
C-7	43.00'	172.82'	9.38'	23°16'31"
C-8	12.00'	15.92'	9.38'	76°00'40"
C-9	1100.00'	394.20'	199.23'	20°31'57"
C-10	1070.00'	388.09'	196.20'	20°46'53"
C-11	30.00'	48.91'	31.84'	93°24'57"
C-12	165.00'	114.93'	59.91'	39°54'35"
C-13	135.00'	93.32'	48.61'	39°36'26"
C-14	15.00'	23.56'	15.00'	90°00'00"
C-15	1305.00'	28.25'	14.07'	01°13'48"

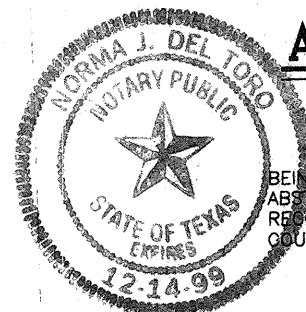
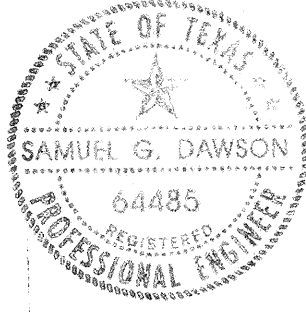


STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF September
A.D. 19 96
Notary Public
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

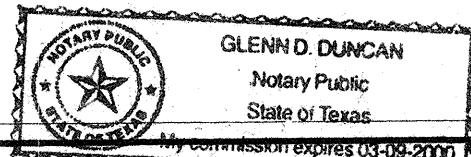
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
I HAVE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF September
A.D. 19 96
Notary Public
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT
OF
ADOBE RANCH ACRES UNIT-1
PLANNED UNIT DEVELOPMENT

BEING 29.44 ACRES OF LAND, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2
ABSTRACT 734, COUNTY BLOCK 4483, BEING OUT OF A 1,493.07 ACRE TRACT
RECORDED IN VOLUME 5185, PAGE 433 IN THE DEED RECORDS OF BEXAR
COUNTY, TEXAS.

THIS PLAT OF ADOBE RANCH ACRES UNIT-1 PLANNED UNIT DEVELOPMENT HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 17th DAY OF September A.D. 19 96



- GENERAL NOTES
- ALL VEHICLES AND / OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ADOBE RANCH ACRES UNIT-1 (PLUD) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
 - THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY AND DRAINAGE EASEMENTS WITHIN ADOBE RANCH ACRES UNIT-1 (PLUD) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THIS SAME ARE ALSO DESIGNATED AS DRAINAGE WATERWAYS AND ELECTRIC THEN SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AS PRIVATE STREETS.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
 - LOT 1, BLOCK 1 (PRIVATE STREETS) SHALL BE DESIGNATED AS A DRAINAGE, WATER, AND ELECTRIC EASEMENT.
 - BEARING SYSTEM FROM HELOTES RANCH ACRES (FIRST UNIT) VOL. 2222, PG. 240, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 - ALL 1/2" IRON RODS SET WITH YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.
 - MONUMENTATION BASED ON IRON RODS FOUND FROM HELOTES RANCH ACRES SUBDIVISION UNIT-1 AND HELOTES RANCH ACRES UNIT-2.
 - NAD 83 GRID COORDINATES DERIVED FROM LOOKHILL 2, 1995 (P.D. 100607) NAD 83 1087.7028, E 42309.113240 AND GULF BEACH, 1993 (P.D. 100550) NAD 83 3895.3892, E 632706.4814
 - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.999825/3
 - BEARINGS MUST BE ROTATED 0°17'9" CLOCKWISE TO MATCH NAD 83

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR TROWING D. CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR TROWING D. LITERATION.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

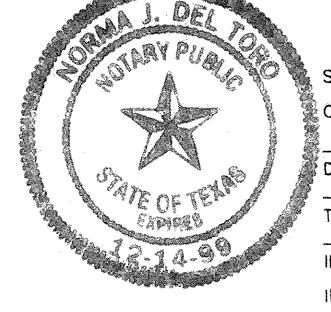
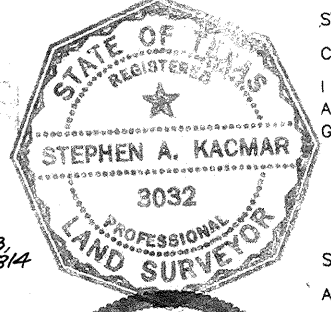
ON THIS 12th DAY OF November 1996
ATTESTED:
County Judge, BEXAR COUNTY, TEXAS
County Clerk, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF September
A.D. 19 96
Notary Public
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF September 1996 AT 10:50 A.M. AND DULY RECORDED THE 10th DAY OF September 1996 AT 2:30 P.M. IN THE RECORDS OF THE 10th DAY OF September 1996 OF SAID COUNTY, IN BOOK VOLUME 9526 ON PAGE 199

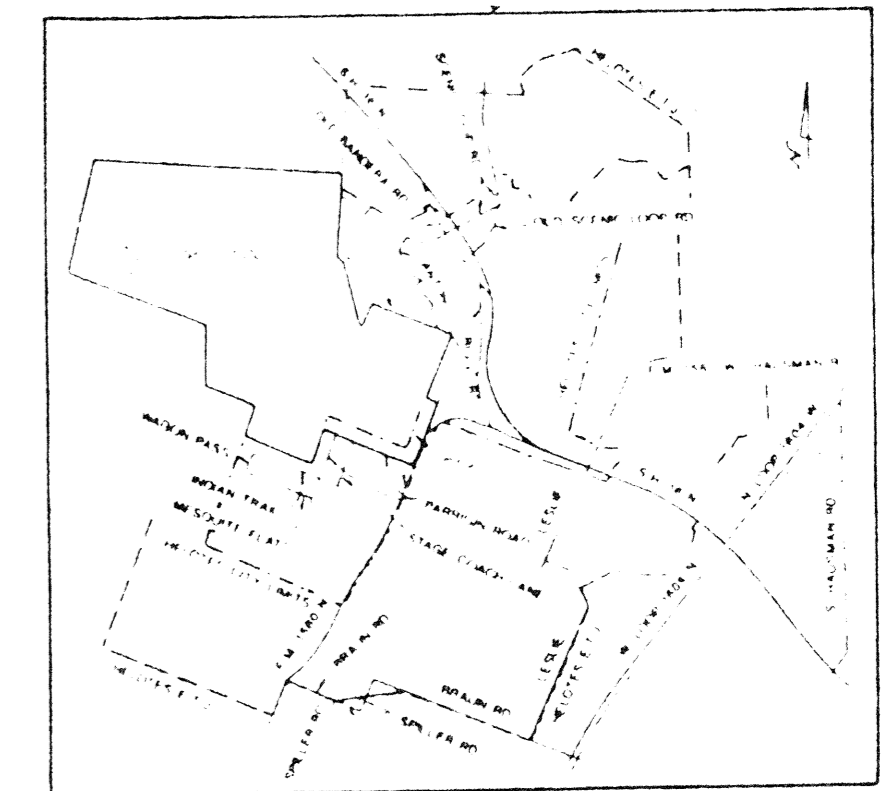
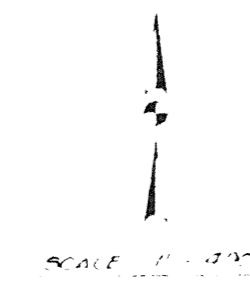
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10th DAY OF September A.D. 1996
County Clerk, BEXAR COUNTY, TEXAS
Deputy



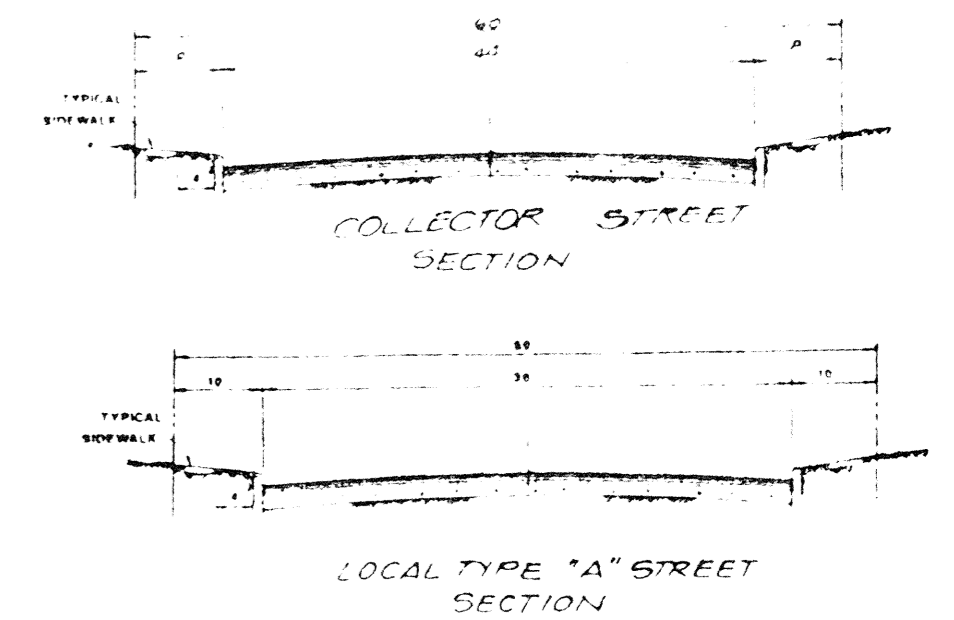
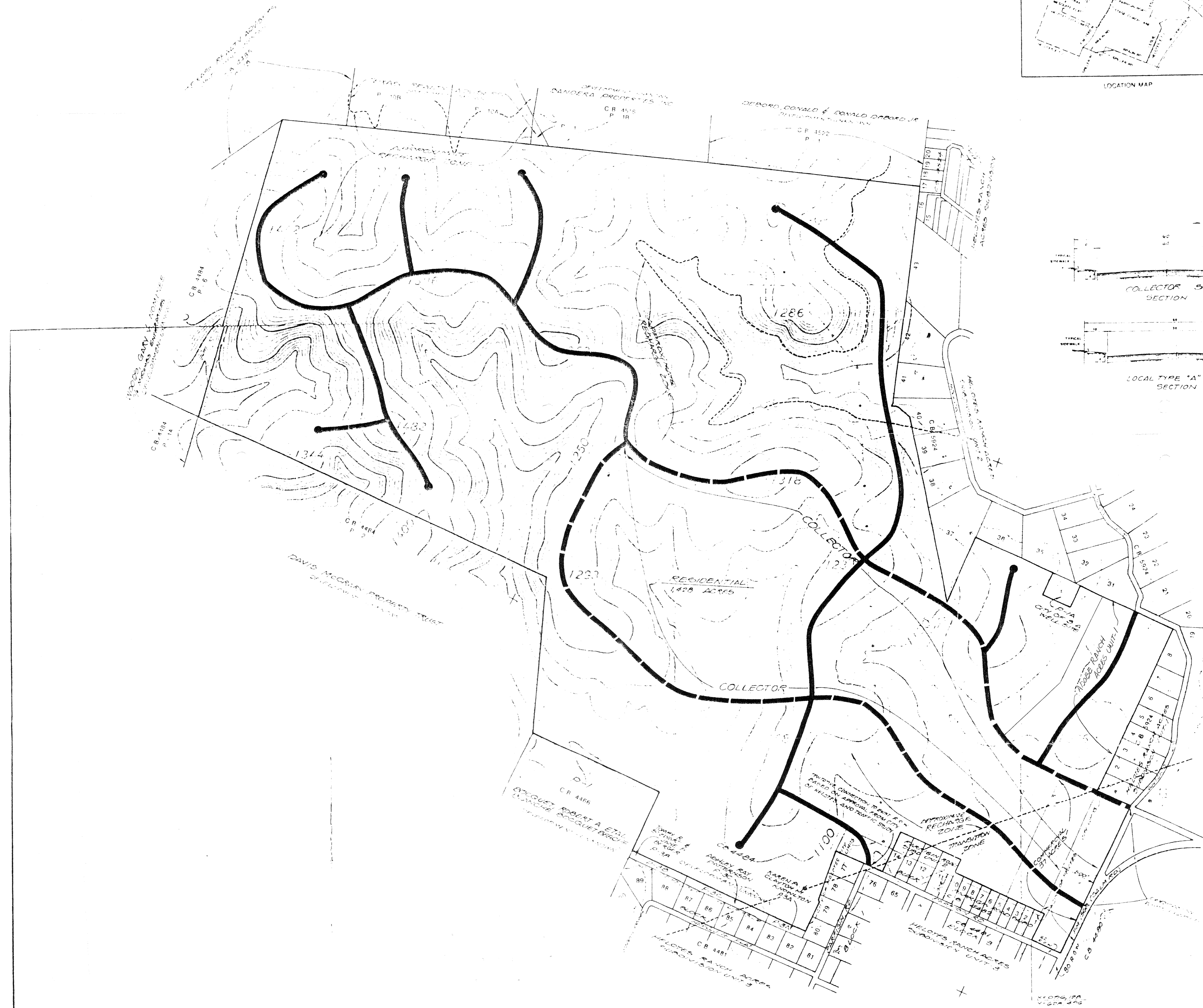
ADOBE WALLS RANCH - 1465 ACRES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DEVELOPER: ADOBE WALLS RANCH
755 SAN GUSTAVO
SANTA ANITA, TEXAS 78204



LOCATION MAP



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: 1-20-95
File # 461
Signed: [Signature]

VRP# 01-8-013

VRP# 01-8-013



City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # VRP 01-8-013
Assigned by city staff

Date: 8/21/01

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 AUG 21 PM 2:16

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent David Mann
2. Address: 150 N. Loop 1604 E, Suite 202, San Antonio, TX
3. Zip: 78232 Telephone # (210) 545-5753
4. Site location or address Antonio Road & Galm Road (FM 1560)
5. Council District N/A ETJ Yes Over Edward's Aquifer Recharge (X) yes () no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Adobe Walls Ranch # 461

Date accepted: Jan. 20, 1995 Expiration Date: _____ MDP Size: 1465 acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: N/A Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: Adobe Ranch Acres Unit-1 **Plat #** 960326 **Acreage:** 29.44

Approval Date: 10-23-96 **Plat recording Date:** 4/8/97 **Expiration Date:** Vol./Pg.9536/199

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: N/A **Date issued:** _____ **Expiration Date:** _____

Acreage: _____

(Note: Two maps of the area must be provided)

RECORDS & PLANNING
DEVELOPMENT
SERVICES DIVISION
AUG 21 PM 2:16

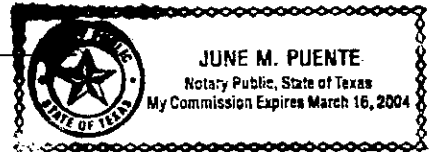
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Song L. Tan, P.E. **Signature:** [Signature] **Date:** 8/22/01

Sworn to and subscribed before me by on this 21 day of August 20 01, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/16/04



City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: _____ **Date:** _____
Assistant City Attorney

August 17, 2001



City of San Antonio
New
Vested Rights Permit
APPLICATION

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 AUG 31 PM 2:15

Permit File: # VRR 01-B-013
Assigned by city staff

Date: 8/21/01

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accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Adobe Walls Ranch # 461

Date accepted: Jan. 20, 1995 Expiration Date: _____ MDP Size: 1465 acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: N/A Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: Adobe Ranch Acres Unit-1 Plat #960326 Acreage: 29.44

Approval Date: 10-23-96 Plat recording Date: 4/8/97 Expiration Date: Vol./Pg.9536/199

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: N/A Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

RECEIVED
PLAT DIVISION
JUL 21 PM 2:16

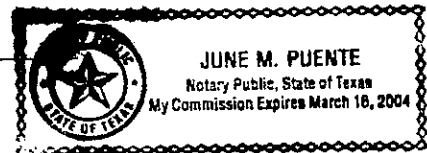
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Song L. Tan, P.E. Signature: [Signature] Date: 8/22/01

Sworn to and subscribed before me by on this 21 day of August 2001, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/16/04



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: [Signature] Date: Sept 19, 2001
Assistant City Attorney

August 17, 2001



City of San Antonio
New
Vested Rights Permit
APPLICATION

PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 AUG 21 PM 2:15

Permit File: # VRP 01-B-013
Assigned by city staff

Date: 8/21/01

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5. Council District N/A ETJ Yes Over Edward's Aquifer Recharge (X) yes () no

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

AUGUST 21, 2001

034455

PAY *****145*****

DOLLARS AND

00

CENTS

\$ **\$145.00*

TO THE
ORDER OF CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

Wayne Beaming
AUTHORIZED SIGNATURE

VRP 01-B-013

034455 1114923222 29 3997995

August 17, 2001

TRANSMITTAL



To: PLANNING DEPT.

Date: 8/21/01

Attn: MIKE HERRERA

114 W. COMMERCE

SAN ANTONIO, TX

Re: IRON HORSE CANYON / ADOBE WALLS RANCH

QUANTITY	DESCRIPTION
2	MDP (POADP)
2	RECORDED PLATS

01 AUG 21 PM 2:46
RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS _____

From: JULIE POENTE Project No.: 5058-33

cc: FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com